

**CITY OF TILLAMOOK PLANNING COMMISSION MEETING  
AUGUST 2, 2007**

**COMMISSIONERS PRESENT:**

Rob Huston  
Jan Stewart  
Tamra Jacobs  
Nick Hahn

**COMMISSIONERS ABSENT:**

Howard Harrison-excused  
Ray Jacobs-excused  
Steve Munoz-excused

**STAFF PRESENT:**

Jodee Averill-Planning Secretary  
David Mattison-City Planner

**I. CALL TO ORDER**

Chairperson Stewart called the meeting to order at 7:02 pm. There was no public comment under the Hearing of Citizens and Delegations.

**II. HEARING OF CITIZENS AND DELEGATIONS**

There was no public comment.

**III. APPROVAL OF MINUTES FOR JULY 5, 2007:**

Commissioner Huston moved to approve the minutes from the meeting held July 5, 2007. Commissioner Hahn seconded the motion. The motion passed with a unanimous aye vote, including Chairperson Stewart. Commissioner T. Jacobs abstained from the vote due to absence.

**IV. PUBLIC HEARINGS**

Chairperson Stewart read the hearing disclosure statement. There was no ex parte contact, conflict of interest or bias. There was no challenge from the audience. City Planner then read the staff report in summary.

**Applicant:** Terry Phillips, PO Box 1002, Tillamook OR 97141  
Request to rezone the subject property from Single-Family Residential (R-7.5) to Light Industrial (I-L), within the City of Tillamook, and amend the Tillamook City Comprehensive Plan, Policy 45, Tables D1 and K1 and further text to correspond with the requested zone change within the City Limits of the City of Tillamook.

Also note that the number of acres allocated to each zone district, as displayed on the Comprehensive Plan Map, have been refigured to match the calculations rounded to the nearest 10,000<sup>th</sup>, by the County GIS Coordinator. Therefore adjustments have been made to tables such as D1 and K1 in the Comprehensive Plan.

Bill Sargent, 1134 Main Avenue, Tillamook, Attorney for Terry Phillips

Mr. Sargent stated that the property is bordered on three sides by industrial property. The applicant intends to place a shop for his lawn service business, which fits the use. This is an appropriate zone change, with no significant effect on the surrounding residential area.

Chairperson Stewart asked City Planner if a shop qualifies under the industrial zoning. City Planner answered that it does, but now the Commission is only reviewing the zone change. When the applicant is ready for the shop, it will be handled separately.

There were no proponents or opponents.

Neutral Testimony:

Shirley Snell, 5 Douglas Avenue, Tillamook OR 97141

Ms. Snell stated that she has no objection to the zone change; she thought it was already light industrial. She has some issues with the property lines, and feels that there is an error. She thinks that the whole area from Stillwell Ave. to the Hospital should be re-surveyed.

Chairperson Stewart said that property lines frequently change. The Commission is limited in what they can do, and they have to follow what the maps show. Ms. Snell added that she just wants Mr. Phillips to be aware that this could come up at a later time.

Laura Ethridge, 1411 1<sup>st</sup> Street, Tillamook OR 97141

Ms. Ethridge is in support of the building and the application. She also has concerns about the surveying of the property. She stated that her property was re-surveyed and changed without her knowledge.

Chairperson Stewart said that it is common for adjustments to be made, but this issue cannot be dealt with here today.

There was no further comment. There was no rebuttal from the applicant. Chairperson Stewart then closed the public hearing for Commission Discussion.

Commissioner Hahn asked City Planner if a house could be built on Light Industrial property. City Planner answered that only if it is a care-taker dwelling. He also added that this change will not affect the land use inventory significantly, most of the block is already Light Industrial, one lot won't hurt the numbers any.

Commissioner Huston moved to approve the application. Commissioner Hahn seconded the motion. The motion carried with a unanimous aye vote. The vote was as follows:

Commissioner Huston-aye  
Chairperson Stewart-aye  
Commissioner T. Jacobs-aye  
Commissioner Hahn-aye

Chairperson Stewart advised that there is a ten day appeal period from the date of this hearing. The application now moves on to City Council.

Chairperson Stewart re-opened the public hearing for the next agenda item.

**Applicant:** City of Tillamook, 210 Laurel Avenue, Tillamook OR 97141

Request to conditionally construct a new wastewater treatment facility and accessory building for the City of Tillamook as a public facility on the subject property within the Single Family Residential District (R-7.5) and Public and Semi-Public Zone District (P & S-P) of the City of Tillamook

Chairperson Stewart asked for any ex parte contact, conflict of interest, or bias. There was none, and there was no audience to challenge.

City Planner reviewed the changes being requested. The City is requesting to add a pole building in place of the secondary clarifier, which was to be abandoned. The building will be used for maintenance of vehicles and for storage. There is no change to the landscaping requirements or parking requirements. These requested changes meet all codes.

There was no applicant present, and no audience present. Chairperson Stewart then closed the public hearing for Commission Discussion.

Commissioner T. Jacobs asked why this didn't go through a re-zone. City Planner said it was not required, because this is considered a public facility, which is allowed with a conditional use. Commissioner Hahn asked if a yearly review of the conditional use is required. City Planner said that only if the Commission adds it as a condition.

Commissioner Hahn moved to approve the requested changes. Commissioner T. Jacobs seconded the motion. Commissioner Hahn clarified the motions to add that the revision as a building being added. The motion passed with a unanimous aye vote. The vote was as follows:

Commissioner T. Jacobs-aye  
Commissioner Hahn-aye  
Commissioner Huston-aye  
Chairperson Stewart-aye

Chairperson Stewart advised that there is a ten-day appeal period from the date of this hearing.

## **V. ITEMS OF HIGH PUBLIC INTEREST**

None.

## **VI. ITEMS OF COMMISSION CONCERN**

Commissioner T. Jacobs asked about the skateboard ramps at Goodspeed Park. She thought they were just being taken down for repair, but they are still gone. City Planner said that this is a City Council issue.

Chairperson Stewart brought up the issue of property in the City that needs to be reviewed by the Abatement Committee. She also suggested that any complaints be directed, in writing, to the County, which handles enforcement issues.

## **VII. ANNOUNCEMENTS**

City Planner announced that there will be training later in the month. He needs to know by August 10, 2007 who will be attending.

## **VIII. ADJOURNMENT OF PUBLIC HEARING**

There being no further business, the meeting was adjourned at 8:02 pm.

Submitted by  
Jodee Averill, Planning Secretary

Approval Acknowledged by:

---

Jan Stewart, City Planning Commission Chair

---

Date